

Chapter 1405. Residential Multi-family Districts.

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§ 1405-01. Purposes.

The general purposes of multi-family districts are to:

- (a) Maintain and enhance the multi-family neighborhoods.
- (b) Encourage quality and variety in building and landscape design as well as compatibility in use and form.
- (c) Allow semi-public and non-residential uses, where appropriate.
- (d) Establish appropriate standards for reviewing proposals for new development and redevelopment.
- (e) Ensure the provision of services and facilities needed to accommodate planned population densities.

§ 1405-03. Specific Purposes of the Multi-family Subdistricts.

The specific purposes of the RM Residential Multi-family subdistricts are to create, maintain and enhance neighborhood residential areas with multi-family housing that are typically located near the city's major arterials and characterized by a mix of attached housing, small and large multi-unit buildings and community facilities, where appropriate. Future development will be primarily residential in character, although some small-scale public and non-residential uses on the ground floor in a mixed use building on an arterial street may be allowed with specific limitations. Four RM District subdistricts are established:

- (a) ***RMX Residential Mixed.*** This subdistrict is intended to create, maintain and enhance areas of the city that have a mix of lot sizes and house types at moderate intensities (one to three dwelling units). Existing multi-family buildings of four or more units are acknowledged but new construction is not permitted. The minimum land area for every dwelling unit is 2,000 square feet.
- (b) ***RM-2.0 Multi-family.*** This subdistrict is intended to provide for a medium density mix of residential housing predominantly duplexes and multi-family on lots that have already been platted. The scale of buildings is generally similar to a large single-family home on a small lot. Where land is

assembled, the same scale should be maintained. The minimum land area for every dwelling unit is 2,000 square feet.

- (c) ***RM-1.2 Multi-family.*** This subdistrict is intended to provide for mixed residential uses at moderately high densities. This is an intense district with an urban character. The minimum land area for every dwelling unit is 1,200 square feet.
- (d) ***RM-0.7 Multi-family.*** This subdistrict is the most intense residential district and it will normally consist of tall multi-family or condominium structures. The character is intended to be urban and should be used where high intensity residential is needed to provide a residential base for important commercial areas. The minimum land area for every dwelling unit is 700 square feet.

FIGURES 1405-03-A-D The following illustrations represent examples of the multi-family districts in this chapter:



Figure 1405-03-A: RMX



Figure 1405-03-B: RM-2.0



Figure 1405-03-C: RM-1.2



Figure 1405-03-D: RM-0.7

§ 1405-05. Land Use Regulations.

Schedule 1405-05 below prescribes the land use regulations for RM Districts. The regulations for each subdistrict are established by letter designations as follows:

- (a) "P" designates permitted uses. These uses may be subject to additional regulations as indicated.
- (b) "L" designates uses that are permitted, subject to certain limitations. Numeric suffixes refer to limitations listed at the bottom of Schedule 1405-05.
- (c) "C" designates uses permitted only after review and approval of the conditional use by the Zoning Hearing Examiner. These uses may be subject to additional regulations as indicated.

Use classifications are defined in Chapter 1401, Definitions. Use classifications not listed in Schedule 1405-05 below are prohibited.

Schedule 1405-05: Use Regulations - Residential Multi-family Districts

Use Classifications	RMX	RM-2.0	RM-1.2	RM-0.7	Additional Regulations
Residential Uses					
Bed and breakfast home	P	P	P	P	See § 1419-09
Child day care home	L4	L4	L4	L4	
Group residential					
Convents and monasteries	P	P	P	P	
Fraternities, sororities, dormitories	--	--	C	P	
Patient family homes	--	--	P	P	
Rooming houses	--	--	--	L2	
Shared housing for the elderly	L1	L1	L1	L1	
Permanent residential					
Single-family dwelling	P	P	P	P	See § 1403-11
Attached single-family dwelling	P	P	P	P	See § 1403-11
Rowhouse, single-family dwelling	P	P	P	P	
Two-family dwelling	P	P	P	P	
Three-family dwelling	P	P	P	P	
Multi-family dwelling	L3	P	P	P	
Residential care facilities					
Assisted living	C	C	P	P	
Developmental disability dwelling	P	P	P	P	
Nursing home	C	C	P	P	
Special assistance shelter	--	--	--	C	
Transitional housing					
Programs 1-4	--	P	P	P	
Programs 5-6	--	--	--	--	
Public and Semipublic Uses					
Clubs and lodges	L5	L5	L5	L5	
Community service facilities	C	C	C	P	
Cultural institutions	C	C	C	P	
Parks and recreation facilities	P	P	P	P	
Public safety facilities	C	C	P	P	

Use Classifications	RMX	RM-2.0	RM-1.2	RM-0.7	Additional Regulations
Religious assembly	P	P	P	P	
Schools, public or private	P	P	P	P	
Commercial Uses					
Bed and breakfast inns	C	C	C	P	See § 1419-09
Business services	--	--	--	L6,7	
Food markets	--	L7	L7	L7	
Funeral and interment services	--	--	--	L6	
Loft dwelling units	--	L14	L14	L14	See § 1419-23
Medical services and clinics	--	--	--	L6,7	
Offices	--	--	--	L6,7	
Parking facilities	--	C	C	C	See Chapter 1425
Personal services	--	--	--	L6,7	
Personal instructional services	--	--	--	L6,7	
Recreation and entertainment					
Indoor or small-scale	--	--	--	L6,7	
Transportation, Communication and Utilities					
Public utility distribution system	C	C	C	C	
Transportation facilities					
Railroad right-of-way	P	P	P	P	
Wireless communication antenna	L9	L9	L9	L9	See § 1419-33
Wireless communication tower	C	C	C	C	See § 1419-33
Accessory Uses					
Any accessory use not listed below	L8	L8	L8	L8	
Home occupations	P	P	P	P	See § 1419-17
Commercial vehicle parking	L11	L11	L11	L11	
Rooming unit	L10	L10	L10	L10	
Transitional housing	L13	L13	L13	L13	
Commercial services	P	P	P	P	See § 1419-35, 1419-37
Refuse storage areas	P	P	P	P	See § 1421-35
Drive box	L12	L12	L12	L12	
Fences and walls	P	P	P	P	See § 1421-33
Exterior lighting	P	P	P	P	See § 1421-39
Nonconforming Uses					See Chapter 1447
Specific Limitations					
L1 The minimum lot area for every resident is 500 square feet and the minimum living area for every resident is 250 square feet.		L2 Only rooming houses licensed pursuant to Chapter 855. Rooming Houses of the Municipal Code; the maximum number of rooming units is five, and a separate entrance for access to rooming units must be provided. The minimum rental is seven days. See § 1421-43.			
L3 Multi-family dwellings of four or more units must be legally established prior to the effective date of this Zoning Code. The use has the rights of Chapter 1447, Nonconforming Uses and Structures except for the provisions of §1447-09 Expansion of Nonconforming Use and §1447-11 Substitution of a Nonconforming		L4 Fencing, a minimum of four feet in height must be provided for purposes of securing outdoor play areas which must be located in the rear yard only.			

Specific Limitations

Use.

- | | |
|--|---|
| L5 Not to exceed 3,000 square feet in floor area. | L6 Permitted only on arterial streets. |
| L7 Permitted on the ground floor occupying less than 2,500 sq. ft.; more space requires a conditional use approval | L8 Accessory uses determined by the Director of Buildings and Inspections to be customarily incidental to a use of the district are permitted. All others require conditional use approval. |
| L9 Antenna height may not exceed 20 feet; greater height requires a conditional use approval. The antenna may be attached to a multi-family, public and semi-public or public utility building or structure. | L10 No more than two rooming units may be rented or leased in any dwelling. |
| L11 Only one commercial vehicle, having no more than four load-bearing wheels, may be stored on the lot. | L12 Accessory to a public or semi-public use, provided the drive box is at least 100 feet from any property used for residential purposes. |
| L13 Limited to transitional housing conforming to Paragraph 1401-03-T(c)(5) as an accessory use to public and semi-public uses. The use requires conditional use approval. | L14 Limited to City Council designated Live/Work Districts |
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§ 1405-07. Development Regulations.

Schedule 1405-07 below prescribes the development regulations for the RM Districts, including lot area for every unit, minimum lot width, setbacks and maximum height. Figure 1405-07 illustrates the setbacks for the RM Districts. Where an overlay district applies, the provisions of that district take precedence if there is conflict with the standards of this Section.

Schedule 1405-07 Development Regulations - Residential Multi-family Districts

Building Form and Location	Lot Area (sq. ft.)	Lot Area/ Unit (sq. ft.)	Lot width (ft.)	Setbacks (ft.)			Maximum Height (ft.)
				Front Yard	Side Yard Min./Total	Rear Yard	
RMX single-family	2,000	--	25	20	0/5	20	35
RMX rowhouse exterior	2,500	--	--	20	0/5	20	35
RMX rowhouse interior	2,000	--	--	20	0/0	20	35
RMX two-family	4,000	2,000	25	20	3/6	20	35
RMX three-family	6,000	2,000	25	20	3/6	20	35
RMX other			25	20	3/6	20	35
RM 2.0 single-family	2,000	--	25	20	0/5	20	35
RM 2.0 rowhouse exterior	2,500	--	--	20	0/5	20	35
RM 2.0 rowhouse interior	2,000	--	--	20	0/0	20	35
RM 2.0 two-family	4,000	2,000	25	20	3/6	20	35
RM 2.0 multi-family	--	2,000	--	20 ¹	5/17 ³	35	45
RM 2.0 other			25	20 ¹	5/17 ³	35	45
RM 1.2 single-family	2,000	--	25	20	0/5	20	35
RM 1.2 rowhouse exterior	2,000	--	--	20	0/5	20	35
RM 1.2 rowhouse interior	1,500	--	--	20	0/0	20	35
RM 1.2 two-family	2,400	1,200	25	20	3/6	20	35
RM 1.2 multi-family	--	1,200	--	20 ²	5/17 ³	30 ²	--
RM 1.2 other				20 ²	5/17 ³	30	--
RM 0.7 single-family	2,000	--	25	5	0/5	20	35
RM 0.7 rowhouse exterior	2,000	--	--	5	0/5	20	35
RM 0.7 rowhouse interior	1,500	--	--	5	0/0	20	35
RM 0.7 two-family	2,000	700	25	5	0/5	20	35
RM 0.7 multi-family	--	700	--	5	0/5 ⁴	25 ²	--
RM 0.7 other				5	0/5 ⁴	25 ²	--

“Yes” means additional regulations apply.

Regulations	RMX	RM 2.0	RM 1.2	RM 0.7	Additional Regulations
Vehicle Accommodation					
Driveways and Parking					
Location of parking	Yes	Yes	Yes	Yes	See § 1425-17
Parking lot landscaping	Yes	Yes	Yes	Yes	See § 1425-31
Parking lot screening	Yes	Yes	Yes	Yes	See § 1425-29
Truck docks; loading and service areas	Yes	Yes	Yes	Yes	See § 1405-09
Other Regulations					
Buffering along district boundaries	Yes	Yes	Yes	Yes	See § 1423-13
Accessory structures	See Chapter 1421				
General site standards	See Chapter 1421				
Landscaping and buffer yards	See Chapter 1423				
Nonconforming uses and structures	See Chapter 1447				
Off-street parking and loading	See Chapter 1425				
Signs	See Chapter 1427				
Additional development regulations	See Chapter 1419				

¹Additional 1-foot of setback for each 1-foot of building height above 35 feet.

²Additional 1-foot of setback for each five feet of building height above 35 feet.

³Addition 0.5-foot of minimum side yard and 1-foot sum of side yard setback for each 1-foot of

building height above 35 feet.

⁴Additional 1-foot of minimum side yard and 2-foot sum of side yard setback for each five feet of building height above 35 feet.

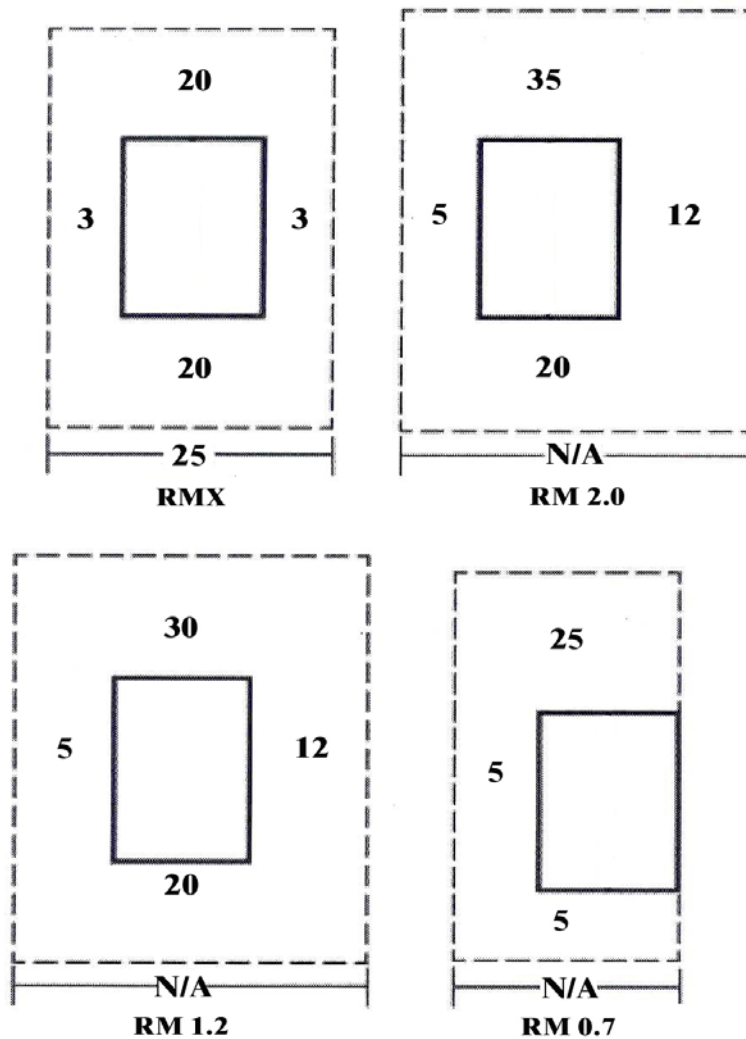


FIGURE 1405-07 Minimum Setbacks for Multi-family Buildings 35 ft. in Height

§ 1405-09. Truck Docks; Loading and Service Areas.

Truck docks, loading and service areas are not permitted within 50 feet of an adjoining property line and are not permitted to be used between 10 PM and 7 AM on weekdays and between 11 PM and 7 AM on weekends. The facilities must be located at the side of buildings or in the rear of the site and screened so as not to be visible from public streets. Where a building abuts the SF district, the preferred location of these facilities is the side away from the district boundary.